087.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	959,600 / 959,600
					USE VALUE:	959,600 / 959,600
					ASSESSED:	959,600 / 959,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZARBA HELEN C
Owner 2:	
Owner 3:	
Street 1:	28 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CACCAVARO THOMAS JR -
Owner 2:	CACCAVARO NANCY -
Street 1:	28 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .164 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Wood Shingle Exterior and 3285 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7150.000	515,500		444,100	959,600
Total Card	0.164	515,500		444,100	959,600
Total Parcel	0.164	515,500		444,100	959,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 292.10 /Parcel: 292.10

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55353

GIS Ref

GIS Ref

Insp Date 10/11/18

!7113!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	515,500	0	7,150.	444,100	959,600		Year end	12/23/2021
2021	101	FV	500,600	0	7,150.	444,100	944,700		Year End Roll	12/10/2020
2020	101	FV	500,600	0	7,150.	444,200	944,800	944,800	Year End Roll	12/18/2019
2019	101	FV	381,500	0	7,150.	412,400	793,900	793,900	Year End Roll	1/3/2019
2018	101	FV	381,500	0	7,150.	412,400	793,900	793,900	Year End Roll	12/20/2017
2017	101	FV	381,500	0	7,150.	361,700	743,200	743,200	Year End Roll	1/3/2017
2016	101	FV	381,500	0	7,150.	329,900	711,400	711,400	Year End	1/4/2016
2015	101	FV	366,600	0	7,150.	291,900	658,500	658,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:02:27

LAST REV

Date	Time
04/17/20	09:23:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7113

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CACCAVARO THOMA	74175-578	1	2/24/2020		950,000	No	No		
CACCAVARO RONAL	29417-76		11/24/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	55353
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2005	293	Porch	15,000			G6	GR FY06	farmer porch/front
8/4/1994	393	Addition	15,000					ADD 20X23

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2020	SQ Mailed	MM	Mary M
10/11/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	189	PATRIOT
11/8/2005	Fieldrev-Chg	BR	B Rossignol
4/3/2000	Measured	263	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7150		Sq. Ft.	Site		0	70.	0.89	12									444,149						444,100	

Total AC/HA:	0.16414	Total SF/SM:	7150	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	444,149	Spl Credit		Total:	444,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.08823037
Const Adj.:	0.99989998
Adj $ / SQ:	141.456
Other Features:	126902
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	540360
Depreciation:	24857
Depreciated Total:	515504

COMMENTS

EST IN-LAW BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	3	Baths:	2	HB					

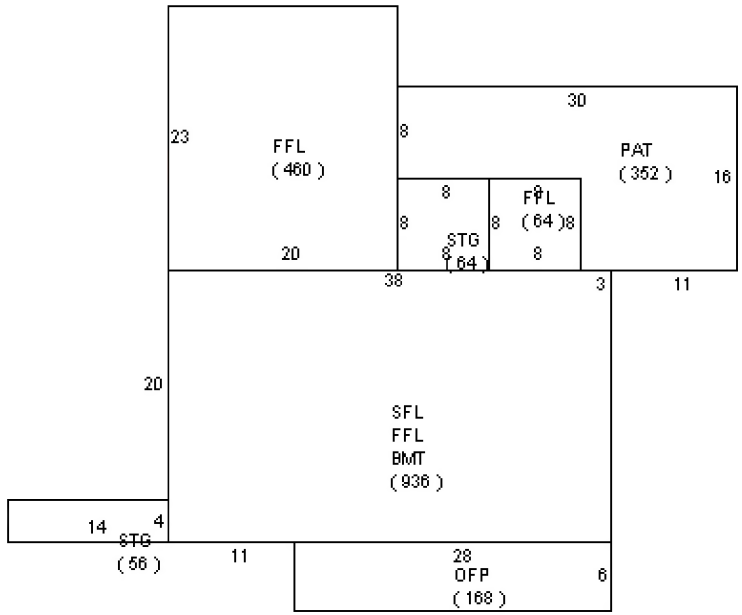
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,460	141.460	206,525
BMT	Basement	936	72.670	68,022
SFL	Second Floor	936	141.460	132,403
PAT	Patio	352	3.320	1,167
OFP	Open Porch	168	26.320	4,422
STG	Storage	120	7.670	920
	Net Sketched Area:	3,972	Total:	413,459
Size Ad	2396	Gross Area	3972	FinArea 3285

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	APT	95	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.46
Special Features:	0	Val/Su Net:	129.78
Final Total:	515500	Val/Su SzAd	215.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: